

CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, February 12, 2004 at 7:00 p.m.**, at 22 S. Delaware Street, City Council Chambers, Second Floor, Chandler, Arizona.

NOTE: Consent items have either been discussed in the Study Session or previously reviewed by the City Council. Individual items may be pulled off by the Council members or citizens prior to the time a final vote is taken. Individuals who want an item pulled for further discussion should so state when the Mayor addresses the public concerning the CONSENT agenda.

CALL TO ORDER:

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ROLL CALL:

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INVOCATION:

Reverend Tom Rakoczy – Chandler First Assembly of God

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PLEDGE OF ALLEGIANCE:

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SCHEDULED PUBLIC APPEARANCES:

1. Service Recognitions
2. Exceptional Merit Award Presentations
3. Distinguished Budget Presentation Award FY 03/04
4. Recognition – AZ Library Friends 2003 Outstanding Group Award
5. Tony Dibonito – Electric Energy vs. Gas Energy

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UNSCHEDULED PUBLIC APPEARANCES:

(Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.)



CONSENT:

1. **MINUTES** of the Chandler City Council Meeting of January 22, 2004.
2. **FINAL ADOPTION OF ORDINANCE NO. 3519, DVR03-0015, CHANDLER HEIGHTS MARKETPLACE**, rezoning from AG-1 to PAD for a commercial shopping center and commercial office development for site layout and building architecture for the commercial shopping center located at the NWC of Gilbert and Chandler Heights Roads.
3. **INTRODUCTION OF ORDINANCE NO. 3527**, correcting scrivener's errors to Ordinance No. 3516.
4. **INTRODUCTION OF ORDINANCE NO. 3528**, correcting scrivener's errors to Ordinance No. 3517.
5. **RESOLUTION NO. 3712**, determining that acquisition of real property needed for the improvement of Chandler Boulevard from Nebraska to Colorado Streets and Arizona Avenue from Buffalo to Detroit Streets is a matter of public necessity; authorizing the purchase of real property; authorizing condemnation proceedings as needed to acquire real property and to obtain immediate possession thereof; and authorizing such relocation assistance as may be required by law.
6. **RESOLUTION NO. 3713**, determining that acquisition of real property needed for the improvement of the intersection of Arizona Avenue and Warner Road is a matter of public necessity; authorizing the purchase of real property; authorizing condemnation proceedings as needed to acquire real property and to obtain immediate possession thereof; and authorizing such relocation assistance as may be required by law.
7. **RESOLUTION NO. 3714**, authorizing an Intergovernmental Agreement with the Town of Gilbert regarding annexation of that portion of Gilbert Road between Galveston Street and Williams Field Road.
8. **AREA PLAN, AP03-0001, AIRPARK AREA PLAN AMENDMENT**, City initiated request to amend the permitted land use designations defined in Chapter 2.4 of the Airpark Area Plan. The proposed amendment would allow public assembly uses, including churches, public and private schools, fitness and recreation facilities, and conference facilities, to locate within a quarter mile corridor along the east side of Arizona Avenue bound by Willis and Appleby Roads and Southern Pacific Railroad. **(Request Continuance to the March 11, 2004 City Council Meeting.)**
9. **REZONING, DVR03-0032, FIRST BAPTIST CHURCH CHANDLER**, rezoning from AG-1 and Industrial (I-2) to PAD for a church campus along with a Preliminary Development Plan for Phase I on approximately 35 acres located at the NEC of Arizona Avenue and Appleby Road. **(Request Continuance to the March 11, 2004 City Council Meeting.)**
10. **REZONING, DVR03-0034, PURCELL'S WESTERN STATES TIRE**, from PAD to PAD Amended for general automobile services along with a Preliminary Development Plan for an approximately 6,800 square foot building located on an approximately 1 acre site at 1655 West Chandler Boulevard. **(Applicant Requests Withdrawal.)**
11. **PRELIMINARY DEVELOPMENT PLAN, PDP03-0040, SUN GROVES PARCELS 15 AND 16- KB HOME**, for housing products for approximately 120-lots in a single-family subdivision on approximately 42 acres located at the NEC of Lindsay Road and Hunt Highway.

12. **DEACTIVATION AGREEMENT** with Salt River Valley Water User's Association (Salt River Project) for the removal of two delivery structures to accommodate intersection improvements project located at the SWC of Alma School and Warner Roads, and at the SWC of Alma School Road and West Stotler Drive.
13. **AGREEMENT EXTENSION** for one-year to Piper Jaffray for financial advisory services.
14. **CONSULTANT SERVICE AGREEMENT** with Triadvocates, specifying Jim Ogsbury as a representative for purposes of this contract, for federal lobbying services, in an amount not to exceed \$60,000.00.
15. **SUBORDINATE** the Housing Rehabilitation lien on Project #00-4-1 located at 413 East San Tan Street (Aspern).
16. **SUBORDINATE** a lien on properties located at 298-382 North McQueen Road (Community Services of Arizona).
17. **AUTHORIZE** the City to spend the Part II funding of the previously authorized Grant Agreement with the U.S. Department of Homeland Security to be used for emergency preparedness, in the amount of \$307,448.00.
18. **EXTEND MAINTENANCE AGREEMENT** for the NEC Telephone System with Design Business Communications, Inc., dba American Telephone, in an amount not to exceed \$54,000.00.
19. **PRE-CONSTRUCTION SERVICES CONTRACT #ST0329-251**, to Achen-Gardner Engineering, L.L.C., for the Germann Road improvements, located in SE Chandler, in an amount not to exceed \$219,700.00.
20. **ACCEPT** the corrected wastewater system development treatment charges and adopt, by motion, the Notice of Intent to Increase/Correct System Development Fees and set the date for the Public Hearing on April 22, 2004.
21. **ENGINEERING SERVICES CONTRACT #WA0404-201**, to Damon S. Williams Associates, L.L.C., for the conceptual design of arsenic treatment systems for potable water wells, in an amount not to exceed \$524,470.00.
22. **CONSTRUCTION CONTRACT #WW0314-401**, to A.J. Roberts Industrial, Inc., for construction of the Lone Butte Water Reclamation Facility upgrades, in an amount not to exceed \$389,000.00.
23. **CONSTRUCTION CONTRACT #ST0124-501**, to Salt River Project (SRP) for the conversion of 12Kv overhead power lines to underground on Riggs Road, Arizona Avenue to Gilbert Road, in the amount of \$854,626.00.
24. **CONSTRUCTION CONTRACT #ST0124-301**, to Salt River Project (SRP) for the relocation of 69Kv power lines on Riggs Road improvements, Arizona Avenue to Gilbert Road, in the amount of \$687,500.00.
25. **CONSTRUCTION CONTRACT #ST0244-503**, to Salt River Project (SRP) for the relocation of 69Kv power lines on Pecos Road improvements, Dobson to McQueen Roads, in the amount of \$227,200.00.

26. [JOB ORDER CONTRACT #JOC03-13](#), to Builder's Guild, Inc., with the option of two one-year extensions, in an amount not to exceed \$2,000,000.00.
27. [PROJECT AGREEMENT #GG0401-401](#), to SDB, Inc., for renovation of the City's Warehouse at 249 East Chicago Street, in an amount not to exceed \$550,964.00.
28. [CONTRACT EXTENSION](#) to Mountain States Pipe and Supply for meter box lids, in an amount not to exceed \$55,000.000
29. [CONTRACT](#) to All Purpose Signs, L.L.C.; Hall Signs, Inc.; Safeway Sign Company; and Traffic Control Service for one year with options to renew for four one-year period for the purchase of traffic signs and related hardware material, in an not to exceed \$100,000.00.
30. [PURCHASE](#) of tires from Goodyear Tire and Rubber, utilizing the State of Arizona contract, in the amount of \$87,000.00.
31. [PURCHASE](#) of street sweeper brooms from West Coast Equipment, utilizing the City of Tempe contract, in an amount not to exceed \$50,000.00.
32. [USE PERMIT, UP03-0043, MONTESSORI DAY SCHOOL](#), for a Montessori School within the SF 8.5 zoning district located at 1700 West Warner Road at the Valley Universalist Unitarian Church.
33. [USE PERMIT, UP03-0059, FIREBIRDS ROCKY MOUNTAIN GRILL](#), Series 12, for the sale of liquor at a restaurant located at 3435 West Chandler Boulevard.
34. [LIQUOR LICENSE](#), Series 12, for Lauren Kay Merrett, Agent, Firebirds of Chandler L.L.C., dba Firebirds Rocky Mountain Grill located at 3435 West Chandler Boulevard.
35. [LIQUOR LICENSE](#), Series 10, for Patricia Ann Norris, Agent, 7-Eleven, Inc., dba 7-Eleven 27215J located at 2025 West Warner Road.
36. [LIQUOR LICENSE](#), Series 12, for Flor Celestrin, Agent, Café Santa Fe located at 393 West Warner Road, Suite 103.
37. [LIQUOR LICENSE](#), Series 10, for Stephen Mark Horton, Agent, Horton Brothers IV (McQueen & Pecos) L.L.C., dba Chevron located at 1010 East Pecos Road.
38. [LIQUOR LICENSE](#), Series 12, for Maria Isabel Barron, Agent, Barron Incorporated, dba El Diamante Dancing and Dining located at 1964 North Alma School Road, Ste 1. **(Request Continuance to the March 25, 2004 City Council Meeting)**
39. [LIQUOR LICENSE](#), Series 12, for Arin Pouenmuang, Agent, Swaddee Thai Cuisine, Inc., dba Swaddee Thai Cuisine located at 5055 West Ray Road, #8. **(Request Continuance to March 11, 2004 City Council Meeting)**
40. [SPECIAL EVENT LIQUOR LICENSE](#) to Desert Garden Montessori Parents Association for "Treasures of the Caribbean" a dinner and auction fundraiser on February 13, 2004 at Ashley Manor located at 1380 South Price Road.
41. [SPECIAL EVENT LIQUOR LICENSE](#) to Stable Influence Charity Programs for a horse show, champagne brunch and dinner fundraiser on March 6 -7, 2004 at 716 North McQueen Road.

42. [SPECIAL EVENT LIQUOR LICENSE](#) to the Chandler Chamber of Commerce for a Chamber Mixer and Ostrich Festival Kick-off event on March 11, 2004 at Thorobred Chevrolet located at 2121 North Arizona Avenue.
43. [SPECIAL EVENT LIQUOR LICENSE](#) to the Chandler Chamber of Commerce for the 16th Annual Ostrich Festival on March 12-14, 2004 at Tumbleweed Park located at 2250 South McQueen Road.
44. [PRELIMINARY PLATS, PPT03-0021/PPT03-0022, SANTAN GATEWAY PARCELS 1 AND 2](#), for a commercial center located at the SEC of Arizona Avenue and Pecos Road (Parcel 1) and at the NEC of Arizona Avenue and Willis Road (Parcel 2).
45. [REPLAT, FPT03-0049, LOTS 710-714 AND 719-729 OF HEARTHSTONE UNIT 5](#), for a residential subdivision located at the SEC of Los Feliz Drive and Geronimo Street.
46. [FINAL PLAT, FPT03-0019, THE VILLAS AT SAVONA](#), for a residential development located at the SWC of Knox and McQueen Roads.
47. [FINAL PLATS, FPT03-0043, FPT03-0044, FPT03-0045, FPT03-0046, FPT03-0047, FPT03-0048, MARKWOOD SOUTH](#), for a 371-lot single-family subdivision located at the SEC of Cooper and Appleby Roads, and the NWC of Emmett Drive and Ocotillo Road.
48. [CONDOMINIUM PLAT, CPT03-0007, WARNER MEDICAL CENTER](#), for an office development located at the NWC of Hartford Street and Warner Road.
49. [CONDOMINIUM PLAT, CPT03-0008, "WARNER GATEWAY OFFICE PARK, PHASE 2", LOT 1 OF "WARNER OFFICE PARK"](#), for an office condominium project located at the SWC of Warner Road and Saba Street.
50. On the Action Agenda.
51. On the Action Agenda.
52. [CITY CLERK CONTRACT](#) in the amount of \$84,000.00 for FY2003/2004.

ACTION:

50. [DIRECT](#) staff to negotiate with the Solid Waste Services Complex Contractor to delay the work directly attributable to the Transfer Station Building until staff completes the alternative solid waste delivery report.
51. [BRIEFING](#) of the progress on the research of the transfer station.

PUBLIC HEARINGS:

PH 1. [ANNEXATION](#) – for approximately 36 acres of land located at the SWC of Arizona Avenue and Ocotillo Road.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

PH 2. [ANNEXATION](#) – for approximately nine acres of land located West of the NWC of Ray and Dobson Roads.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

PH 3. [ANNEXATION](#) – for approximately 20 acres of land located at the NEC of Cloud and McQueen Roads.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

PH 4. [ANNEXATION](#) – for approximately 154 acres of land located at the NEC of Lindsay and Chandler Heights Roads.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

INFORMATION:

1. [Minutes of the Planning & Zoning Commission Meeting of January 21, 2004.](#)

SPECIAL ORDERS OF THE DAY:

- A. Mayor's Announcements
- B. Councilmember's Announcements
- C. Manager's Announcement

ADJOURN